

TOWN OF WINDSOR

RESOLUTION NO. 2009-92

RESOLUTION APPROVING THE GREAT WESTERN SECOND, THIRD AND FOURTH ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS IN THE TOWN OF WINDSOR, COLORADO

WHEREAS, the *East Side Industrial Subarea Plan* incorporated the Great Western Second, Third and Fourth Annexations; and

WHEREAS, during the ratification of the *East Side Industrial Subarea Plan* design criteria and development standards were not established for land use developments for the properties contained within the Great Western Second, Third and Fourth Annexations; and

WHEREAS, the approval of specific design criteria and development standards for the developing portions of the Town is necessary to ensure the orderly and harmonious growth of the Town; and

WHEREAS, in order to accomplish the aforesaid goals, the Great Western Development Company and the Town agreed to work together to establish design criteria and development standards for the commercial and limited industrial development within the subject property to ensure high quality of development of the subject property; and

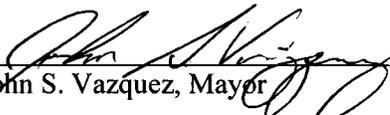
WHEREAS, on November 18, 2009 the Windsor Planning Commission reviewed the enclosed Great Western Second, Third and Fourth Annexation Design Criteria and Development Standards and recommended that these design criteria and development standards for the commercial and limited industrial development within the subject property should be approved to ensure the orderly and harmonious growth of the Town;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

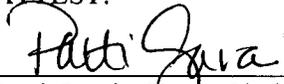
That the Town of Windsor hereby approves the Great Western Second, Third and Fourth Annexation Design Criteria and Development Standards outlined on Exhibit "A," attached hereto and incorporated herein by this reference.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 23rd day of November, 2009.

TOWN OF WINDSOR, COLORADO


John S. Vazquez, Mayor

ATTEST:


Patti Garcia, Town Clerk



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EXHIBIT "A"

GREAT WESTERN SECOND, THIRD AND FOURTH ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

The following design criteria and development standards shall apply to all proposed development within the General Commercial (GC) zoning district within the Great Western Second, Third and Fourth Annexations, as well as those Limited Industrial (I-L) uses located between the Residential Mixed Use (RMU) zoning district and the Kodak campus and those commercial and light industrial uses within the Residential Mixed Use zoning district.

I. SITE PLAN SUBMITTAL REQUIREMENTS

- A. All proposed development within the General Commercial (GC) zoning district within the Great Western Second, Third and Fourth Annexations, as well as those Limited Industrial (I-L) uses located between the Residential Mixed Use (RMU) zoning district and the Kodak campus and those commercial and light industrial uses within the Residential Mixed Use zoning district, shall require the submittal of a specialized site plan as a part of or in addition to site planning submittals otherwise required by the Town of Windsor (Town). This specialized site plan shall be submitted in accordance with the requirements of the Town and shall contain the following information together with such additional information as the Town may deem necessary for the particular development proposed:
1. SITE PLAN drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - a. The location of existing and proposed buildings or structures with the location of the entries noted.
 - b. The location and dimensions of all driveways, parking areas, loading areas, and pedestrian walkways.
 - c. The location and type of outdoor loading, storage or trash facilities with a description and/or indication of screening materials proposed.
 - d. The type and location of any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, etc.
 - e. The type and location of proposed site lighting.
 - f. A land use summary including the following:
 1. Square footage of total site area;
 2. Percentage and square footage of building coverage;
 3. Percentage and square footage of parking and driveway coverage;
 4. Percentage and square footage of open space and landscaped area;
 5. Percentage and square footage of public street right-of-way.
 - g. Estimated total floor area and estimated ratio of floor area to lot size.
 - h. The location of temporary construction facilities, including signage and parking lots.
 2. LANDSCAPE PLAN drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - a. Streetscape treatment.
 - b. General level of planting proposed, including planting beds, lawn areas and other proposed ground covers. Proposed plant treatments should be drawn to scale at a size equivalent to 10 years maturity.
 - c. A plant material schedule indicating species, size and quantity of all plant material proposed.
 - d. A complete description of all proposed landscape accessory materials such as edging, planters, and mulches.

- e. A note indicating all elements of non-potable irrigation system.
 - f. The location of existing trees (species, size and condition) on the site, if any, and a detailed plan for how these trees will be protected during construction.
3. SIGNAGE DETAILS Signage should not be identified with the site plan submittal, but shall be reviewed and approved through a separate sign permit application.
 4. BUILDING ELEVATIONS drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - a. Architectural elevations of all facades for each proposed building in sufficient detail to convey the basic architectural intent. Elevations must indicate all exterior building materials, roofing materials, rooftop mechanical equipment and colors.
 - b. The height of the buildings and any appurtenances.
 5. BUILDING COLOR AND MATERIAL SAMPLES of the actual materials to be used on the building including the following:
 - a. Roofing materials and color.
 - b. Exterior wall materials and colors.
 - c. Trim materials and colors.
 - d. Window and door materials and colors.
- B. The Town reserves the right to require such additional submittals as listed above or as required by the site plan approval process that is in effect at the time of the submittal, as may be necessary with regard to each proposed development.

II. LAND USE GUIDELINES. The following minimum guidelines shall apply:

- A. Building coverage on any given site shall not exceed forty percent (40%) of the site area. This requirement shall be in addition to all open space requirements as set forth in the zoning ordinances of the Windsor Municipal Code.
- B. Open landscape area on any lot or parcel shall be twenty percent (20%) or greater, excluding parking lot landscaping. In appropriate circumstances, the landscape area may be reduced to fifteen percent (15%) of the site area if the landscape density is increased.
- B. All property line setbacks as established by the Windsor Municipal Code shall remain in full force and effect. In addition thereto, there shall be a 35' minimum setback where sites adjoin SH 257, Eastman Park Drive and Crossroads Boulevard.
- C. Paved vehicular drive aisles and parking shall be set back from property lines a minimum of twenty-five feet (25') to allow for landscape buffers abutting SH 257, Eastman Park Drive and Crossroads Boulevard, fifteen feet (15') abutting all other arterial and collector streets, and five feet (5') from all other property lines except where shared drives or parking is designed.
- D. All Limited Industrial (I-L) uses located between the Residential Mixed Use (RMU) zoning district and the Kodak campus shall be fully enclosed within the building.
- E. Any property line abutting a residential zoning district or residential property shall maintain a minimum setback or adjacent offset distance of thirty feet (30'), with said thirty-foot setback or offset distance being used for a landscape buffer that protects the adjoining residential properties from any negative impacts associated with the industrial use. The applicant shall provide a detailed drawing of a landscaping buffer strip, which shall include all associated plant specifications that will be planted along the entire length of the property line that adjoins any residential zone district. Said landscaping buffer strip shall be approved by the Town as part of the site plan review process and shall also: a) be planted entirely within the property lines of the limited industrial zoning district lot; b) required to

be planted, regardless of fencing; and c) be supplemental to, and not in lieu of, all other landscaping associated with the limited industrial zoning district

- F. Paved Area Setbacks. To allow for landscape buffers and tree lawns, all paved areas for parking lots and interior drives that connect parking lots and paved storage areas shall be set back a minimum of fifty feet (50') from the property lines which abut the RMU District.

III. SITE PLANNING GUIDELINES. The following site planning guidelines are established as minimum requirements:

A. Parking / Screening

1. All parking and drive areas shall be paved and shall have concrete curbs with appropriately radiused corners.
2. Bicycle parking facilities shall be located to provide safety, security and convenience; and shall be located a safe distance away from pedestrian and vehicular traffic in order to limit interference with traffic.
3. All building and landscaping shall be oriented to minimize visual impact of parking areas.
4. Parking areas should be minimized between the street or driveway and building entries. All off-street parking areas shall be screened from all streets and adjacent properties using a combination of landscaping and at least one (1) of the following methods:
 - (a) Screen walls of at least three feet (3') in height, constructed of the same materials as the primary materials of the principal building. The wall cap shall be constructed of the same materials as the principal building as well.
 - (b) Earth berms constructed to appear in a natural shape and form at least three feet (3') in height at the highest point and not to exceed a slope of four (4) to one (1).
 - (c) Landscaped areas and screen walls shall be protected from vehicular encroachment by the use of bollards, wheel stops, or curbing. Wheel stops shall be placed to prevent damage to any planting areas by vehicular overhang.
5. Per Exhibit H of the Annexation and Development Agreement, off-street parking area shall provide a planting screen, landscaped fence or wall at least four feet (4') in height on any side of the parking area that abuts or fronts on the RMU District. Plans for such screen shall be submitted to the Town for approval before installation.
6. In addition to any location restrictions contained in the Municipal Code, the parking areas shall not be advertised nor marketed as available for camping, long-term parking or any use other than typical customer or employee parking. Parking lots shall not be used for short-term or long-term storage of motor homes, campers, trailers, mobile homes or recreational vehicles. In the event that the business provides service on motor vehicles, such vehicles that are parked on site prior to or after service shall be parked in a designated area as depicted on the approved site plan.
7. Landscape islands a minimum of seventeen feet (17') in length and eight feet (8') in width shall be spaced at intervals no greater than twenty (20) parking stalls in a row (see attached requirements for comparison). Landscape islands at the ends of parking rows shall count toward meeting this requirement.
8. Parking lot areas shall be broken into sections of no more than two hundred (200) parking spaces maximum be separated by landscaped strip areas ten feet (10') wide or greater.
9. All off-street loading and refuse containment areas shall be incorporated into the overall design of the building and landscaping so that visual and acoustic impacts

of such functions are minimized and fully screened from adjacent properties. Loading areas shall be of adequate size to accommodate ingress, egress and maneuvering.

10. All storage or equipment areas shall be fully screened with appropriate landscape elements or with screenwalls constructed of materials which are compatible with the building.
11. Truck, trailer and outdoor container storage. Except for the purpose of normal loading and unloading operations, trucks, trailers and outdoor containers shall only be located in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site.
12. Each site entrance drive (from a collector or arterial street) shall be continuously landscaped in conjunction with a pedestrian walk connecting the building entry with the street. Such drive shall not serve as direct vehicular access to the individual parking spaces.
13. Uses that generate noise and glare (including outdoor vending machines) shall not be located in areas of the site that are visible or audible from any residential land uses.

B. Walkways/Hardscape/Site Furnishings

1. The use of special paving (i.e., stamped, colored concrete or concrete pavers) should occur at crosswalks that are part of a primary pedestrian circulation system and at primary building entrances. The theme of all such special paving shall be consistent throughout the development.
2. Building entries shall incorporate pedestrian amenities such as benches, planters, and works of art.
3. Site furnishings shall be compatible with the architecture, and if part of a larger complex of buildings, compatible with other site furnishings in that complex.
4. Any plazas, patios, courtyards, retaining walls or other hard surfaces shall be compatible with the materials utilized on the building.
5. All site plans shall reflect appropriate noise mitigation methods to ensure adjacent properties are not adversely affected.

IV. LIGHTING GUIDELINES. A lighting plan shall be required and shall contain the following minimum requirements:

- A. All lighting shall be compatible and harmonious throughout the area.
- B. Parking lot lighting shall not exceed thirty feet (30') in height, and all parking lot fixtures shall be identical throughout the area. Light poles shall be round and dark (color) to reduce light reflectance.
- C. Lighting shall be designed to retain light and glare within the property lines of a given building site and not to spill any light outside said property lines.
- D. The face of a building or a ground mounted sign may be flood lit from above the ground provided that the fixture is not more than eighteen inches (18") above grade and is screened by low planting materials or other architectural elements. Light should not be aimed directly into the sky and care should be taken to prevent unnecessary lighting of night skies.
- E. All exterior and security lighting and electrically served facilities shall have underground service.
- F. All light fixtures, including wall-pack fixtures, shall be "full cut-off" and mounted in "full cut-off" position (i.e. not pointed at the sky, a building, or other display) and shall be labeled as such on the site plan drawings. The only exception shall be decorative fixtures that are not "full cutoff", in which case the lumens emitted by the fixture shall not exceed 3,200 lumens. Additional exceptions may include the following:
 1. Illumination of flagpole(s);
 2. Illumination of front façade.

- G. All lights on lots in the I-L District which are adjacent to the RMU District, except those lights required for security at the entrances, stairways and loading docks, shall be circuited such that lighting levels shall be reduced by fifty percent (50%) within one (1) hour after the end of business hours and be operated at such reduced level until one (1) prior to the commencement of business hours. Lighting closest to the building or structures shall be circuited separately from lighting on the property perimeter to allow after hours controls.
- V. ARCHITECTURAL GUIDELINES. The following architectural guidelines shall be established as minimum requirements:
- A. The objective of the architectural guidelines is to obtain consistency and quality in architectural character and to provide a "character theme" for projects developed within the area.
- B. The predominant portion of any building shall not exceed thirty-five feet (35') in height. Ornamental architectural elements or appurtenances such as clock towers or cupolas shall not exceed forty-five feet (45') in height.
- C. Preferred predominant building façade materials include: glazing, brick, native or cultured stone, tinted or textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, hardwood, pressure-treated wood, or similar materials as approved by the Town on a case-by-case basis.
- D. Accent and decorative components may also include steel, copper, and aluminum; heavy timber; and terracotta. Other materials may be approved by the Town on a case-by-case basis. Materials shall be indicated on elevation illustrations.
- E. Prohibited predominant materials include: smooth-face concrete block, full ceramic walls, and pre-fabricated metal panels. These materials may be used as accent, provided they cover no more than 30% of a façade. Vertical ribbed metal siding panels, with the exception of architectural-grade metal panels, shall be prohibited.
- F. Glazing with a reflectivity or opacity higher than 60% is strictly prohibited.
- G. Roofs. (1) Roofing materials shall be compatible with the overall architecture of the proposed building, and shall not be constructed of reflective material. Roof pitch in the commercial zones shall be a minimum of 5:1 and in the industrial zones a minimum of 4:1. (2) Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis when appropriate to the architectural character of the building.
- H. (1) Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding fifty feet (50') without including at least 2 of the following:
- a. Change in plane;
 - b. Change in color;
 - c. Change in texture or pattern;
 - d. Windows, columns, piers, arches, or an equivalent element that subdivides the wall;
 - e. rigid awnings or canopies;
 - f. false windows; or
 - g. exposed structural elements such as steel or timber beams.
- (2) Front and street side elevations shall have a minimum of (25%) of the wall area as window and/or glass door area.
- I. Primary façade, trim, and roof colors shall have a low reflectance and be a subtle, neutral or earth toned color.
- J. All mechanical equipment on building exteriors or roofs must be screened from view of all front and side streets and adjoining side properties. Screening walls/elements shall be of a design and material compatible with those of the building and shall be completely opaque.
- K. Conduits, meters and vents which are visible on buildings shall be painted to match the respective building surfaces.

- L. Windows and doors shall have at least three inches (3") exterior trim unless otherwise enhanced with approved decorative features.

VI. LANDSCAPE GUIDELINES. In addition to the landscape guidelines otherwise in effect for the Town, the following shall constitute additional minimum guidelines for landscaping:

- A. Landscape materials shall be of long living varieties, and shall be permanent in nature. Short lived materials, such as annual flowers, may be used to accent or supplement the basic permanent landscape plan. Such flower arrangements are encouraged to be utilized in a bed or planter at each building entry.
- B. Plant material shall be uniform in shape and in good, healthy condition, in accordance with AAN specifications for number one grade, and well adapted to the Windsor area climate zone.
- C. No plant material with invasive roots shall be used.
- D. Artificial plant materials shall be prohibited.
- E. Exposed sections of building walls that are visible from public areas or other high use areas shall have planting beds at least 6 feet wide along 50% of the length of the wall. Provide 1 tree within 50 feet of the building for every 50 linear feet of building face.
- F. There should be an interesting variety of plant materials used. Seasonal colors should be considered.
- G. All parking lot islands shall be landscaped with 2 shade trees and low ground covers and/or shrubs.
- H. A high quality streetscape treatment is a key element along SH 257, Eastman Park Drive and Crossroads Boulevard and the collector streets. The effect desired is one of a street defined by deciduous canopy trees, with the entries to building sites accented by planting beds, identifying signage and walkways.
- I. Trees shall be provided at a ratio of one (1) tree per forty (40) lineal feet along a public street or side lot line. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planning patterns and organization. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way.
- J. All areas along street frontages which do not utilize planting or tree beds shall be seeded or sodded with a high quality turf blend or other living ground covers.
- K. All landscaped areas, including parking lot islands, shall be irrigated by an automatic clock-activated underground irrigation system unless waived by the Town.
- L. A list of plants to be used in landscaping shall be submitted to the Town for review.
- M. **Fencing.** Fences, walls and hedges may be placed in appropriate locations in order to provide screening and enclosures. Fences and walls shall be constructed of materials which are visually pleasing and compatible with the surrounding improvements. Height changes, offset angles, and the use of complementary materials may be used to create variety in fences and walls with the following conditions:
 - 1. Fences/walls shall not exceed six feet in height as measured vertically from the surrounding grade, on all sides of the fence/wall, to the highest point of the fence/wall and shall comply with all applicable sight distance provisions.
 - 2. Following is a list of appropriate fence/wall materials:
 - a. Brick
 - b. Stone
 - c. Stucco
 - d. Tinted, textured masonry block/architecture block
 - e. Wrought iron or decorative aluminum
 - f. Decorative vinyl fencing; and
 - g. Treated wood
 - 3. All fences located on the street side of any site shall be recessed a minimum of two feet (2') beyond the plane of the building facing such street. Such fences

shall be designed to be compatible with the styles, materials, and colors of nearby buildings.

VII. LARGE RETAIL ESTABLISHMENTS

- A. Supplementary regulations.** No large retail establishment occupying more than fifty thousand (50,000) square feet of gross leasable area shall be approved for construction or occupancy unless such establishment has been determined by the Town Board to be in compliance with this Division, including subsequent amendments thereto. In addition to the foregoing, no large retail establishment occupying more than fifty thousand (50,000) square feet of gross leasable area shall be approved for construction or occupancy unless such establishment has obtained approval of a qualified commercial site plan approval by the Town Board.
- B. Intent.** Consistent with the Town's Comprehensive Plan, these design standards and procedures for large retail establishments are intended to encourage all developments to maintain a certain level of architectural and landscape quality such that the character or "look" of the Town is not compromised. Furthermore, the standards are intended to encourage development that contributes to the Town as a unique place by reflecting its physical character and adding to it in appropriate ways. The following procedure and design standards shall apply to all retail establishments of more than fifty thousand (50,000) square feet of gross leasable area (G.L.A.) in any zoning district of the Town.
- C. Procedure.** All retail establishments of more than fifty thousand (50,000) square feet of G.L.A. shall require Town Board approval of a qualified commercial site plan and shall not be eligible for administrative approval.
- D. Design standards.** These standards are intended to augment the Town's adopted corridor plans and zoning requirements with more specific interpretations that apply to the design of large retail store developments. In cases where there are conflicts between two (2) or more standards, the more stringent standard shall apply.
- E. Facades and exterior walls.** Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character and scale.
- (1) Facades greater than one hundred feet (100') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
 - (2) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent (60%) of their horizontal length.
 - (3) Building facades must include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty feet (30'), either horizontally or vertically:
 - a. Color change.
 - b. Texture change.
 - c. Material change.
 - d. Expression of architectural or structural bay through a change in plane no less than twelve inches (12") in width, such as an offset, reveal or projecting rib.

(4) All building facades which are visible from adjoining properties and/or public streets shall comply with these facade and exterior wall requirements.

F. Roofs. Variations in roof lines should be used to add interest to and reduce the massive scale of large buildings. Roofs shall have no less than two (2) of the following features:

(1) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall, and such parapets shall not at any point exceed one-third ($\frac{1}{3}$) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.

(2) Overhanging eaves, extending no less than three feet (3') past the supporting walls.

(3) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot (1') of vertical rise for every three feet (3') of horizontal run and less than or equal to one foot (1') of vertical rise for every one foot (1') of horizontal run.

(4) Three (3) or more roof slope planes.

G. Materials and colors. Exterior building materials and colors comprise a significant part of the visual impact of a building; therefore, they should be aesthetically pleasing.

(1) Required materials. Predominant exterior building materials shall be high-quality materials. The Planning Commission may approve additional materials, particularly based upon consistency with materials used in surrounding developed properties. Each principal building, as well as smaller stores located within the principal building, on a site shall incorporate no less than two (2) of the following or other approved materials:

- a. Brick.
- b. Wood.
- c. Sandstone and other native stone.
- d. Tinted, textured, concrete masonry units.

(2) Prohibited materials. Predominant exterior building materials shall not include:

- a. Smooth-faced concrete block.
- b. Prefabricated steel or other metal panels, with the exception of architectural-grade metal panels.

(3) Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited.

(4) Building trim and accent areas may feature brighter colors, including primary colors; however, neon tubing shall not be an acceptable feature for building trim or accent areas. No more than fifteen percent (15%) of the building facade may be dedicated to trim and accent materials (e.g., Exterior Insulation and Finish Systems (EIFS), stucco, etc.).

H. Entryways. Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. Each principal building, as well as smaller stores located within the principal building, on a site shall include clearly defined, highly visible customer entrances featuring no less than three (3) of the following elements:

- (1) Canopies or porticos.
- (2) Overhangs.

- (3) Recesses/projections.
- (4) Arcades.
- (5) Raised corniced parapets over the door.
- (6) Peaked roof forms.
- (7) Arches.
- (8) Outdoor patios.
- (9) Display windows.
- (10) Architectural details such as tile work and moldings which are integrated into the building structure and design.
- (11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

I. Pedestrian flows and amenities. Pedestrian accessibility opens auto-oriented developments to the neighborhood, reducing traffic impacts and enabling the development to project a friendlier, more inviting image.

(1) Large retail buildings shall feature multiple entrances to reduce walking distances, facilitate pedestrian and bicycle access from public sidewalks and provide convenience. All facades of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance, not to exceed two (2) facades facing a street. Movie theaters are exempt from this requirement.

(2) Sidewalks at least eight feet (8') in width shall be provided along all sides of the lot that abut a public street.

(3) Continuous pedestrian walkways internal to the site, no less than eight feet (8') in width, shall be provided from the public sidewalk or right-of-way to the primary customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, transit stops, etc., and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, groundcovers or other materials for no less than fifty percent (50%) of their length. Internal pedestrian walkways shall provide weather protection features such as awnings or arcades within thirty feet (30') of all customer entrances.

(4) Sidewalks, no less than eight feet (8') in width, shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet (6') from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.

(5) All pedestrian walkways, entryways, patio and seating areas internal to the site shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or colored, patterned concrete to enhance pedestrian safety and comfort and to provide an attractive walkway.

(6) All pedestrian crosswalks which cross vehicular traffic internal to the site and at the perimeter of the site shall be distinguished from driving surfaces through the use of terra cotta colored, stamped, patterned concrete.

J. Parking. The property shall not be advertised nor marketed as available for camping, long-term parking or any use other than typical customer parking for shopping patrons. Parking lots shall not be used for short-term or long-term storage of motor homes, campers, trailers,

mobile homes and recreational vehicles. In the event that the business provides service on motor vehicles, such vehicles that are parked on site prior to or after service shall be parked in a designated area as depicted on the approved site plan.

K. Parking lot orientation. Parking areas shall be distributed around principal buildings in order to shorten the distance to other buildings and public sidewalks, to reduce the overall scale of the paved surface and to promote the location of buildings closer to streets to reduce the scale of the building, encourage pedestrian traffic and enhance architectural details.

(1) No more than seventy percent (70%) of the off-street parking area for the lot, tract or area of land devoted to the large retail establishment shall be located between the front facade of the large retail establishment and the abutting streets, or "front parking area." If the applicant proposes more than seventy percent (70%) of the parking to be located in the front parking area and, in the determination of the Planning Commission and Town Board, the applicant's proposal is equal to or better than the parking lot configuration which meets the seventy percent (70%) standard, the Planning Commission may make a recommendation regarding the alternative proposal to the Town Board for final determination.

(2) The front parking area (FPA) shall be determined by drawing a line from the front corners of the building (facade with main customer entrance) to the nearest property corners. If any such line, when connected to the plane of the front facade of the building, creates an angle that is greater than one hundred eighty degrees (180°), then the line shall be adjusted to create an angle of one hundred eighty degrees (180°). If any such line, when connected to the plane of the front facade of the building, creates an angle that is less than ninety degrees (90°), then the line shall be adjusted to create an angle of ninety degrees (90°). Parking spaces in the FPA shall be counted to include all parking spaces entirely within the boundaries of the FPA, including (i) any partial parking space if that portion within the FPA boundary line constitutes more than fifty percent (50%) of said parking space; and (ii) all parking spaces associated with any pad sites located within the FPA boundaries.

L. Parking lot screening and mitigation.

(a) Screening: All off-street parking areas shall be screened from all streets and adjacent properties using a combination of landscaping and at least one (1) of the following methods:

(1) Screen walls of at least three feet (3') in height, constructed of the same materials as the primary materials of the principal building. The wall cap shall be constructed of the same materials as the principal building as well.

(2) Earth berms constructed to appear in a natural shape and form at least three feet (3') in height at the highest point and not to exceed a slope of four (4) to one (1).

(b) Mitigation: All off-street parking areas shall meet the following requirements:

(1) Landscape islands a minimum of seventeen feet (17') in length and eight feet (8') in width shall occur at ends of all parking rows.

(2) Landscape islands a minimum of seventeen feet (17') in length and eight feet (8') in width shall be spaced at intervals no greater than twenty (20) parking stalls in a row. Landscape islands at the ends of parking rows shall count toward meeting this requirement.

(3) The total number of parking stalls may not exceed the Town's minimum parking stall requirement by more than twenty percent (20%).

(4) Cart returns. A minimum of one (1) two-hundred-square-foot cart return area shall be provided for every one hundred (100) parking stalls. In no event shall any parking stall be located further than two hundred feet (200') from a cart corral. Cart corrals shall be of durable, nonrusting, all-season construction and shall be designed and colored to be compatible with the building and parking lot light standards. There shall be no exterior cart return or cart storage areas located within twenty-five feet (25') of the building. All cart returns located in double-loaded parking rows shall be accessible from both parking rows.

- M. Truck, trailer and outdoor container storage.** Except for the purpose of normal loading and unloading operations, no trailers, semi-trailers and trucks, truck-tractors or outdoor containers shall be stored on site. Such trucks, trailers and outdoor containers shall only be located in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site.
- N. Noise mitigation.** Based upon site-specific conditions and location, various methods of noise mitigation may be determined to be necessary to protect surrounding neighborhoods. When applicable, such site-specific concerns may be addressed through the use of adequate landscaping, screen walls and other items to create a sound buffer to be described on the site plan and in the applicable development agreement.
- O. Outdoor display areas.** Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors of the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building. All exterior display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten feet (10'). Display areas on building aprons must maintain a minimum walkway width of ten feet (10') between the display items and any vehicle drives.
- P. On-going maintenance.** All large retail establishments, whether occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners. Furthermore, all large retail establishments shall submit to the Director of Planning, for review and approval, a maintenance plan for normal repairs and upkeep of the property, including but not limited to maintenance of the building, parking lot and parking lot surface, landscaping, signage and elimination of "ghost signage," and ongoing use of the property, including but not limited to the parking lot.